



Association of Bay Area Governments
Bay Area Air Quality Management District
Metropolitan Transportation Commission

Joint Policy Committee

PLANNING RESOURCES

Community and Economic Development

Tool or Topic: **Business Improvement Districts**

Author

Organization

Published

Format

Title: Horizons 2025 Implementation Municipal Tools and Techniques

Cilurso

Delaware Valley Regional Planning
Commission

4/1/2002

PDF file

<http://www.dvrpc.org/planning/community/MCDtools/pdf/ToolsAndTechniques.pdf#>

Description:

This brochure describes the variety of tools and techniques available to local governments to implement the region's long-range plan, Horizons 2025, prepared and adopted by the Delaware Valley Regional Planning Commission (DVRPC). The plan provides an integrated land use and transportation vision for the region's growth and development through the year 2025. Key policies of Horizons 2025 include:

- Revitalization of the region's core cities of Philadelphia, Camden, Trenton and Chester through maintenance and restoration of existing infrastructure systems, services, and capacity to support and attract new growth
- Stabilization of older townships, boroughs, and cities located throughout the region by maintaining or improving current infrastructure to support or enhance the social, economic, and physical character of these communities
- Growth Management of developing suburban communities by discouraging extensive growth and related infrastructure services and facilities outside designated growth areas and encouraging center-based planning and alternatives to conventional suburban design
- Preservation of farming and rural communities of the region by limiting the extension or development of major infrastructure systems in rural areas
- Conservation of sensitive natural areas and an open space network

Municipal governments have the primary authority and responsibility to implement these policies. This brochure is designed to introduce local officials and citizens to planning tools that may be useful in their communities.

The tools listed in this brochure are organized into several categories: Land Use, Economic Development, Natural Resource Preservation, Historic Preservation, Transportation, and Multi-Municipal Cooperation.

Tool descriptions include an overview of the use of the tool and an example of some of its benefits. Where appropriate, after the tool description, common local planning documents that will need to be amended or adopted are listed in italics.

Tool or Topic: **Community Development Corporations**

Author

Organization

Published

Format

Title: Civic Infrastructure and the Financing of Community Development

Bogart

The Brookings Institution

5/1/2003

PDF file

http://www.brookings.edu/metro/publications/20030527_bogart.htm#

Description:

The strength and diversity of non-profit community development organizations heavily influence how community development projects are funded and to what extent private sector financial institutions participate.

This paper examines how relationships between public, for-profit, and non-profit community development entities affect the capacity for financing urban neighborhood projects by examining networks among such groups in three cities—Cleveland, Indianapolis, and St. Louis.

Tool or Topic: **Community Development Corporations**

Author

Organization

Published

Format

Title: Urban Vacant Land Redevelopment: Challenges and Progress

Goldstein

Lincoln Institute of Land Policy

12/1/2001 PDF file

[#http://www.lincolnst.edu/pubs/pub-detail.asp?id=91#](http://www.lincolnst.edu/pubs/pub-detail.asp?id=91#)

Description:

While recent attention has cast a spotlight on urban brownfields (contaminated industrial sites), relatively little research or policy work has considered the vast untapped potential of the large number of small vacant and abandoned lots that lie in the midst of most economically depressed urban neighborhoods. Understanding the circumstances that create this situation—and inhibit its amelioration—will enable us to develop alternative policy mechanisms that promote redevelopment and neighborhood revitalization.

This research focuses on the nature of the urban vacant land problem common to many U.S. cities and the barriers to redevelopment of such land. The paper characterizes the myriad causes and consequences of urban vacant land, and provides several examples of innovative approaches to redevelopment. Several findings have emerged from this work. First, urban vacant land redevelopment may be addressed through broad policy approaches such as regional governance and land-use planning, and/or through programs targeted to address specific place-based barriers. Neither approach alone will conclusively resolve the issue of urban vacant land. Since urban disinvestment and decline is inextricably linked to suburban growth, in order to effectively address the problem the governance structure must include both.

Second, government has an important role to play in fostering urban vacant land redevelopment by giving clear policy signals to developers promoting redevelopment and easing the way for properties to reenter the land market through expedited foreclosure and property disposition. In some cases this will require significant restructuring to coordinate functions.

Finally, the research points to the importance of public/private partnerships and the significance of Community Development Corporations (CDCs) and other neighborhood entities in guiding local land use planning and decision-making. As traditional approaches without local input continue to languish, the potential of CDCs and other community organizations' to help vacant land redevelopment efforts succeed has become increasingly clear.

Tool or Topic: **Community-Based Organizations**

Author

Organization

Published

Format

Title: Three Case Studies on The Roles of Community-Based Organizations in Brownfields and Other Vacant Property Redevelopment

Brachman

Lincoln Institute of Land Policy

10/1/2003 PDF file

[#http://www.lincolnst.edu/pubs/pub-detail.asp?id=858#](http://www.lincolnst.edu/pubs/pub-detail.asp?id=858#)

Description:

These case studies, representative of some of the different roles that community-based organizations (CBOs) can play in brownfield property redevelopment, were written based on interviews by the author with senior staff and/or directors of the CBOs involved in the projects. Despite variations from case to case in CBO role, organizational structure and external conditions, common successful redevelopment strategies emerge, including partnering with city officials on property acquisition and use of city services; linking redevelopment with other visible physical improvements; communicating regularly with city officials and community groups; undertaking redevelopment primarily as part of a comprehensive plan, instead of on a site-by-site basis; and utilizing tax increment financing. Obtaining property ownership or site control, a major barrier, can be overcome with city involvement or even temporary municipal ownership. CBO involvement with another major barrier -- extensive pre-development work (e.g. preparing the site, navigating confusing site control issues, assessing environmental conditions) -- greatly improves the chances for redevelopment success. Finally, while site contamination is seldom a primary barrier to property redevelopment, market conditions and location remain more frequent and intractable barriers.

Tool or Topic: **Economic Development**AuthorOrganizationPublishedFormat

Title: Development Subsidies and Labor Unions Belong in the Sprawl Debate

LeRoy

Lincoln Institute of Land Policy

9/1/2000

PDF file

[#http://www.lincolninst.edu/pubs/pub-detail.asp?id=629#](http://www.lincolninst.edu/pubs/pub-detail.asp?id=629#)

Description:

The current debate and literature on urban sprawl and smart growth suffer in two regards. First, although they provide much insight on public goods such as roads, sewers and schools, they overlook the role of economic development incentives in the geographic dispersion of work in metro areas. This paper seeks to begin to fill in that gap by summarizing a small body of literature that strongly suggests incentives are an integral part of the sprawl process. It also summarizes a recent case study performed in the Twin Cities by Good Jobs First which argues that incentives there have demonstrably contributed to sprawl. Second, the smart growth movement lacks a vital constituency: labor unions. The movement was initiated by (primarily suburban) environmentalists and still lacks an adequate base among traditional urban constituency groups. While some faith-based organizing efforts on sprawl are underway, unions have not yet been asked to the table. This paper argues that unions are deeply affected by sprawl and that they can be brought into the smart growth movement if advocates become sufficiently informed as to labor's self-interest in the issue. It seeks to demonstrate that fact in several industrial sectors by borrowing segments of a recent curriculum on sprawl developed by Good Jobs First for Chicago Metropolis 2020 (a business-civic group) and presented to the leaders of the Chicago Federation of Labor (a 500,000-member labor council).

Tool or Topic: **Economic Development**

Author

Organization

Published

Format

Title: Farming Inside Cities: Entrepreneurial Urban Agriculture in the United States

Kaufman

Lincoln Institute of Land Policy

9/1/2000

PDF file

[#http://www.lincolnst.edu/pubs/pub-detail.asp?id=95#](http://www.lincolnst.edu/pubs/pub-detail.asp?id=95#)

Description:

Most people think of farming as an activity occurring almost exclusively on rural land. This report, however, takes a look at cities in the United States—especially those affected more substantially by economic changes and population losses over the past several decades—as a new and unconventional locus for for-market farming ventures. The setting for food growing in these cities is the abundant vacant land left in the wake of people and economic activities moving from central cities to the suburbs.

The report investigates the nature and characteristics of for-market city farming, obstacles to such activities, and ways of overcoming these obstacles. It also offers proponents of urban agriculture suggestions to advance the cause of city farming in environments where many are either uninformed of the multiple benefits of entrepreneurial urban agriculture, disinterested, or skeptical about its durability and longer lasting significance. Certain important groups—local, state and federal governments, local foundations, and community development corporations—who could lessen obstacles to entrepreneurial urban agriculture, if they so choose, are also targets for suggestions on ways they could be more proactive in support of city farming.

More than 120 people served as informants for this study. Some 70 entrepreneurial urban agriculture projects in United States cities were found. The initiators of these projects are a very diverse group—community garden organizations, community development corporations, neighborhood organizations, inner-city high schools, social service organizations, church-affiliated groups, youth service agencies, farmers with a special interest in in-city food production, university extension services, animal husbandry organizations, homeless agencies, public housing tenants, and private sector businesses. Just as the sponsors of for-market urban agriculture ventures varied, there were differences among the projects across several important dimensions, such as the form of urban agriculture practiced, sources of funding, resource capacities of the responsible organizations, staffing arrangements, scale of operations, types of production techniques used, market outlets, and locations. Detailed case studies of Boston, Chicago, and Philadelphia probed the institutional climate for urban agriculture and investigated fifteen for-market urban agriculture projects in these cities.

The study found both supporters and skeptics of entrepreneurial urban agriculture. Obstacles to such activities were generated from the interviews conducted. These are discussed under four broad categories—site-related, government-related, procedure-related and perception-related. Among the more prominent obstacles mentioned were site contamination, site vandalism, government and non-profit community development group skepticism, inadequate financing, and staffing problems. Ways of overcoming these obstacles are discussed, premised on the possibility that governments at all levels, local and national philanthropic foundations, and community development corporations can offer stronger support for entrepreneurial urban agriculture. Actions that specific groups could initiate to be more proactive towards the nascent movement of for-market urban agriculture are presented.

Tool or Topic: **Economic Development**

Author

Organization

Published

Format

Title: Historic Preservation and Neighborhood Change

Coulson

Lincoln Institute of Land Policy

7/1/2002

PDF file

[#http://www.lincolnst.edu/pubs/pub-detail.asp?id=560#](http://www.lincolnst.edu/pubs/pub-detail.asp?id=560#)

Description:

Historical designation is thought to have a role in neighborhood economic development and improvement in neighborhood quality. Using the census tracts of Fort Worth, Texas, as a case study, we ask whether the existence or extent of historical designation has any correlation with demographic change in neighborhoods. We find some evidence that historical tracts started out with slightly worse indicators than those without (which is consistent with the idea that preservation is linked to economic development) but we find no evidence that preservation efforts had any effect on neighborhood change over the 1990s.

Tool or Topic: **Economic Development**

Author

Organization

Published

Format

Title: Horizons 2025 Implementation Municipal Tools and Techniques

Cilurso

Delaware Valley Regional Planning
Commission

4/1/2002

PDF file

<http://www.dvrpc.org/planning/community/MCDtools/pdf/ToolsAndTechniques.pdf#>

Description:

This brochure describes the variety of tools and techniques available to local governments to implement the region's long-range plan, Horizons 2025, prepared and adopted by the Delaware Valley Regional Planning Commission (DVRPC). The plan provides an integrated land use and transportation vision for the region's growth and development through the year 2025. Key policies of Horizons 2025 include:

- Revitalization of the region's core cities of Philadelphia, Camden, Trenton and Chester through maintenance and restoration of existing infrastructure systems, services, and capacity to support and attract new growth
- Stabilization of older townships, boroughs, and cities located throughout the region by maintaining or improving current infrastructure to support or enhance the social, economic, and physical character of these communities
- Growth Management of developing suburban communities by discouraging extensive growth and related infrastructure services and facilities outside designated growth areas and encouraging center-based planning and alternatives to conventional suburban design
- Preservation of farming and rural communities of the region by limiting the extension or development of major infrastructure systems in rural areas
- Conservation of sensitive natural areas and an open space network

Municipal governments have the primary authority and responsibility to implement these policies. This brochure is designed to introduce local officials and citizens to planning tools that may be useful in their communities.

The tools listed in this brochure are organized into several categories: Land Use, Economic Development, Natural Resource Preservation, Historic Preservation, Transportation, and Multi-Municipal Cooperation.

Tool descriptions include an overview of the use of the tool and an example of some of its benefits. Where appropriate, after the tool description, common local planning documents that will need to be amended or adopted are listed in italics.

Tool or Topic: **Economic Development**

Author

Organization

Published

Format

Title: The Future of First Generation Suburbs in The Delaware Valley Region

Seymour

Delaware Valley Regional Planning
Commission

7/1/1998

Book

[#http://www.dvrpc.org/asp-files/pubs/PublicationAbstract.asp?pub_ID=98026#](http://www.dvrpc.org/asp-files/pubs/PublicationAbstract.asp?pub_ID=98026#)

Description:

Many older boroughs and townships that developed rapidly following World War II face challenges to their fiscal and socioeconomic stability. These 'first generation suburbs' are experiencing population and job loss, increased social needs and limited tax base to finance services. Focusing on this group of communities, this report will (1) review the history of suburban development and decentralization in the Delaware Valley region, (2) measure fiscal and socioeconomic conditions in the region, and (3) develop recommendations to overcome these problems through tax reform, regional planning and local initiatives.

Tool or Topic: **Economic Development**

Author

Organization

Published

Format

Title: The Influence of Local Fiscal Structure and Growth Control Choices on "Big Box" Urban Sprawl in the American West

Wassmer

Lincoln Institute of Land Policy

1/1/2002

PDF file

[#http://www.lincolninst.edu/pubs/pub-detail.asp?id=154#](http://www.lincolninst.edu/pubs/pub-detail.asp?id=154#)

Description:

Is the amount of total retail sales and two forms of "big box" retail (auto and home improvement) sales that occur outside of a western United States metropolitan area's central place(s) influenced by the ways that local governments raise own-source revenue and/or growth controls? This paper offers an answer to this timely policy question through a regression analysis that accounts for other economic factors that naturally cause retail activity to locate in non-central places. Results indicate that statewide reliance by local governments on some forms of own-source revenue exert significant positive influences on overall retail sales, and even greater positive influences on two forms of big box retail sales occurring in non-central places. Certain forms of urban growth boundaries are also found to reduce aggregate retail decentralization in the American West and exert an even greater negative influence on the decentralization of auto sales.

Tool or Topic: **Economic Development**

Author

Organization

Published

Format

Title: When Corporations Leave Town: The Costs and Benefits of
Metropolitan Job Sprawl

Persky

Lincoln Institute of Land Policy

1/1/2000

Book

[#http://www.lincolninst.edu/pubs/pub-detail.asp?id=161#](http://www.lincolninst.edu/pubs/pub-detail.asp?id=161#)

Description:

A central question in the recently reemerged debate about regionalism and suburban sprawl asks: What are the costs and benefits to society at large when private firms take advantage of profitable expansion opportunities in the outer suburbs and thus leave vacant sites in older central cities? This study develops a consistent and comprehensive cost-benefit analysis of this contentious issue.

Tool or Topic: **Enterprise Zones**

Author

Organization

Published

Format

Title: Horizons 2025 Implementation Municipal Tools and Techniques

Cilurso

Delaware Valley Regional Planning
Commission

4/1/2002

PDF file

<http://www.dvrpc.org/planning/community/MCDtools/pdf/ToolsAndTechniques.pdf#>

Description:

This brochure describes the variety of tools and techniques available to local governments to implement the region's long-range plan, Horizons 2025, prepared and adopted by the Delaware Valley Regional Planning Commission (DVRPC). The plan provides an integrated land use and transportation vision for the region's growth and development through the year 2025. Key policies of Horizons 2025 include:

- Revitalization of the region's core cities of Philadelphia, Camden, Trenton and Chester through maintenance and restoration of existing infrastructure systems, services, and capacity to support and attract new growth
- Stabilization of older townships, boroughs, and cities located throughout the region by maintaining or improving current infrastructure to support or enhance the social, economic, and physical character of these communities
- Growth Management of developing suburban communities by discouraging extensive growth and related infrastructure services and facilities outside designated growth areas and encouraging center-based planning and alternatives to conventional suburban design
- Preservation of farming and rural communities of the region by limiting the extension or development of major infrastructure systems in rural areas
- Conservation of sensitive natural areas and an open space network

Municipal governments have the primary authority and responsibility to implement these policies. This brochure is designed to introduce local officials and citizens to planning tools that may be useful in their communities.

The tools listed in this brochure are organized into several categories: Land Use, Economic Development, Natural Resource Preservation, Historic Preservation, Transportation, and Multi-Municipal Cooperation.

Tool descriptions include an overview of the use of the tool and an example of some of its benefits. Where appropriate, after the tool description, common local planning documents that will need to be amended or adopted are listed in italics.

Tool or Topic: **Main Street Revitalization**

Author

Organization

Published

Format

Title: Horizons 2025 Implementation Municipal Tools and Techniques

Cilurso

Delaware Valley Regional Planning
Commission

4/1/2002

PDF file

<http://www.dvrpc.org/planning/community/MCDtools/pdf/ToolsAndTechniques.pdf#>

Description:

This brochure describes the variety of tools and techniques available to local governments to implement the region's long-range plan, Horizons 2025, prepared and adopted by the Delaware Valley Regional Planning Commission (DVRPC). The plan provides an integrated land use and transportation vision for the region's growth and development through the year 2025. Key policies of Horizons 2025 include:

- Revitalization of the region's core cities of Philadelphia, Camden, Trenton and Chester through maintenance and restoration of existing infrastructure systems, services, and capacity to support and attract new growth
- Stabilization of older townships, boroughs, and cities located throughout the region by maintaining or improving current infrastructure to support or enhance the social, economic, and physical character of these communities
- Growth Management of developing suburban communities by discouraging extensive growth and related infrastructure services and facilities outside designated growth areas and encouraging center-based planning and alternatives to conventional suburban design
- Preservation of farming and rural communities of the region by limiting the extension or development of major infrastructure systems in rural areas
- Conservation of sensitive natural areas and an open space network

Municipal governments have the primary authority and responsibility to implement these policies. This brochure is designed to introduce local officials and citizens to planning tools that may be useful in their communities.

The tools listed in this brochure are organized into several categories: Land Use, Economic Development, Natural Resource Preservation, Historic Preservation, Transportation, and Multi-Municipal Cooperation.

Tool descriptions include an overview of the use of the tool and an example of some of its benefits. Where appropriate, after the tool description, common local planning documents that will need to be amended or adopted are listed in italics.

Tool or Topic: **Main Street Revitalization**

Author

Organization

Published

Format

Title: New Regionalism: Building Livable Communities Across the Delaware Valley

Elkis

Delaware Valley Regional Planning Commission

7/1/1999

Book

[#http://www.dvrpc.org/asp-files/pubs/PublicationAbstract.asp?pub_ID=99008#](http://www.dvrpc.org/asp-files/pubs/PublicationAbstract.asp?pub_ID=99008#)

Description:

New Regionalism expands the concept of New Urbanism to include 1) limiting new development to designated growth areas, 2) fostering suburban development based on traditional neighborhood design principles, 3) encouraging infill development and urban revitalization, and 4) preserving an inter-connected regional open space network. This report explains key strategies and design principles for enhancing livability at both the neighborhood and regionwide scale, and presents local case studies of how various communities in the Delaware Valley are applying these principles to make themselves more livable.